

DESCRIPTION AND USE

Growth of bacteria, fungi, algae, lichens, and mosses disfigures and degrades many types of construction materials. BioWash® is a highly efficient alternative to aggressive cleaners traditionally used on interior and exterior masonry, stone and tile surfaces.

BioWash® helps remove a broad spectrum of biological deposits from vertical or horizontal masonry, stone and tile surfaces. BioWash® can also be applied safely to nonmasonry substrates such as wood, painted surfaces, metal, plastic and glass. Simply dilute with clean water as directed, and apply BioWash® to the surface. A short contact time, gentle scrubbing and a water rinse are normally enough to remove light-to-moderate deposits of fungi, algae, lichen and bacteria typically encountered on building surfaces and monuments.

ADVANTAGES

- Safe for landscape plantings and grass.
- Safe for interior use in occupied buildings.
- Effective on all types of stone, concrete and brick masonry.
- Non-fuming, low-odor formulation.
- Needs no substrate neutralization.
- Minimal precautions required for handling and storage.

- Easy to apply with brush, roller or coarse spray.
- Biodegradable.
- Concentrated for economy.
- Safe and effective on wood, painted surfaces, metal, glass and plastic.

Limitations

- Selectively removes light-to-moderate biological deposits only. For removal of heavy biological or atmospheric soiling, consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255.

TYPICAL TECHNICAL DATA

FORM: Clear, low-odor liquid, slight amber color
 SPECIFIC GRAVITY: 1.00
 TOTAL SOLIDS: NA
 pH: 5.5–6.5
 WT/GAL: 8.34 lbs.
 FLASH POINT: NA
 FREEZE POINT: 32°F (0°C)
 SHELF LIFE: 3 years in unopened container
 SOLUBILITY IN WATER: Complete

PREPARATION

Protect people, vehicles, property and all surfaces not set for cleaning from product, splash, rinse, residue, fumes and wind drift. Protect and/or divert traffic if needed.

Drain water from architectural structures (such as fountains) before application. Carefully brush or scrape loose surface debris, and heavy growths of moss, ivy, or other contaminants from the dry surface.

Fragile or Deteriorated Surfaces

Fragile or deteriorated stone may require reduced rinsing pressure, or even stone consolidation to avoid further damage.

Severely deteriorated limestone and marble may be strengthened enough for thorough cleaning by treatment with Conservare® HCT. HCT also prolongs the service life of acid-soluble stone by dramatically increasing its resistance to acid rain. Consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255 for more information on use of HCT in conjunction with BioWash®.

Surface and Air Temperatures

Cleaning effectiveness is reduced when surface and air temperatures fall below 50°F (10°C). Do not apply at temperatures below 40°F (4°C). If freezing conditions exist before application, let masonry thaw.

BioWash® is recommended for these substrates.

Substrate	Type	Use?
Architectural Concrete Block	Burnished	yes
	Smooth	yes
	Split-faced	yes
	Ribbed	yes
Concrete	Brick	yes
	Tile	yes
	Precast Panels	yes
	Pavers	yes
Fired Clay	Cast-in-place	yes
	Brick	yes
	Tile	yes
	Terra Cotta	yes
Marble, Travertine, Limestone	Pavers	yes
	Polished	yes
	Unpolished	yes
Granite	Polished	yes
	Unpolished	yes
Sandstone	Unpolished	yes
Slate	Unpolished	yes

Always test to ensure desired results.

Equipment

Apply using a soft-bristled brush, roller or coarse spray. Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15-45° fan spray tip. Heater water (150-180°F; 65-82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure as needed for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45-100°F (7-38°C). Keep from freezing. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Before use, read “Preparation” and “Safety Information.”

ALWAYS TEST for suitability and results before overall cleaning. Test using the following application procedures. Let test area dry thoroughly before inspection.

NOTE: Many types of biological soiling change color when exposed to BioWash®. Most surface discoloration will disappear soon after thorough water rinsing and weathering.

Dilution

Moderate biological deposits: Mix 1 part BioWash® with up to 10 parts clean water.

Light biological deposits: Mix 1 part BioWash® with up to 30 parts clean water.

Coverage Rates

One gallon of diluted BioWash® treats 80 to 240 square feet, based on surface texture, weather conditions at time of application, and the severity of soiling.

Application Instructions

1. Working from the bottom to the top, apply generously to dry surface until surface is thoroughly wet.
2. Leave on the surface for 2-3 minutes. If needed, apply more to keep the surface wet.

3. Mist treated surfaces with water and gently scrub with a non-metallic, short-fibered scrub brush to loosen biological soiling.
4. Working from the bottom to the top, rinse thoroughly with clean water. Reduce rinsing pressure as needed for fragile or deteriorated stone. See “Fragile or deteriorated surfaces” in “Preparation” section.
5. If used on food-contact surfaces (such as, but not limited to picnic benches or bench-table combos, food-stand counters, eating- or food-preparation surfaces, etc.) a potable water rinse must follow cleaning.

It may take several days for the full cleaning effect to be realized. When practical, allow two or more weeks for biological soiling to disappear. Repeat as necessary to remove remaining biological soiling.

Cleanup

Clean tools and equipment with fresh water.

SAFETY INFORMATION

Enviro Klean® BioWash® is a water-reduced cleaning product. Use appropriate safety equipment and job site controls during handling and application. Read the full label and MSDS for precautionary instructions before use.

First Aid

Ingestion: Seek medical attention.

Eye Contact: Rinse thoroughly for 15 minutes. Get medical assistance if irritation persists.

Skin Contact: Remove contaminated clothing and rinse thoroughly. Get medical attention if irritation persists. Launder contaminated clothing before reuse.

Inhalation: Remove to fresh air. Get medical attention as necessary.

24-Hour Emergency Information: INFOTRAC at 800-535-5053

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects.

Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient

product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the Enviro Klean® representative in your area.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care.

REMOVING BIOLOGICAL SOILING: Advantages & Disadvantages

	PRODUCT	EFFICACY	POTENTIAL HARM TO MASONRY	HEALTH/SAFETY ISSUES
BioWash®	BioWash®	Highly effective and aids in the loosening and detachment of biological deposits.	Rinses cleanly, with no reported adverse effects.	Minimal precautions required for handling or storage. NFPA ratings are 0=fire, 0=reactivity, 0=special handling, 1=health (moderate eye irritant). Biodegradable with dilution
Traditional remedies	Sodium hypochlorite (household bleach, 5%)	Can be highly effective, but requires the addition of a surfactant.	Forms soluble salts, which reappear as whitish efflorescence. Can also cause some yellowing.	Mild respiratory irritant. Causes severe but temporary eye injury. Contact with ammonia produces hazardous gases.
	Calcium hypochlorite (swimming pool bleach)	Requires prolonged and/or repeated application.	Similar to household bleach, but residual salts are acidic.	Severe skin and eye irritant. In solid form is strong oxidizer with considerable explosion hazard. Decomposes upon contact with acids to give chlorine gas. Harmful to aquatic life.
	Hydrogen peroxide (aqueous, 15%)	Highly effective, but requires the addition of a surfactant.	Often causes distinct reddish discoloration (oxidation of ferrous compounds). Etches polished limestone and marble.	Severe skin and eye irritant. Higher concentrations (as purchased) may be explosive; do not store near combustible materials.
	Ammonium hydroxide (household ammonia)	Relatively limited as a biocide. Typically takes many applications.	Repeated use may lead to discoloration (precipitation of hydroxides).	Well-known respiratory, skin and eye irritant.

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